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GOVERNMENT OF PUNJAB
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
(Housing-1 Branch)
NOTIFICATION
The 4th June, 2025

No:H-U-H1/45/2025-6H1/759.- Whereas, the Punjab Government in the Department of Housing and Urban Development is committed to create well-planned urban estates that meet the needs of growing population by consolidating fragmented land parcels and ensuring equitable and sustainable development. With a view to boost the planned Urban Development, to ease the complications of compulsory land acquisition, to make the Land Owners as stake holders in Urban Development and to share with them the benefits of such developments, the following Land Pooling Policy for acquisition of land under The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 (LARR, 2013) and purchase of land by Authorities through direct negotiations with the land owners for Punjab state is issued as under :-

Land Pooling Policy, 2025

- (1) This policy shall be applicable in all Special Development Authorities under the Department of Housing and Urban Planning and Development (Except Low/High Density Land Pooling Policy, which is only Meant for New Chandigarh area of GMADA), from the date of its issuance.
- (2) This policy supersedes the earlier Land Pooling Policies. Further, this Land Pooling Policy shall cover Land Pooling for various land use sectors like residential, commercial/mixed use, Industrial, Institutional Urban Estates and Integrated Industrial parks, etc.
- (3) This land pooling policy shall be applicable to land acquisitions in which the award for acquisition is yet to be passed or direct negotiations are made after the date of notification of this policy.
- (4) This policy provides issuance of Sahuliyat Certificates to the land owners.

(I) Land Pooling Policy for the smaller Land Holders:-**(A) Land Pooling Policy For Residential Sectors:-**

Authorities will give 1000 Sq. Yds. developed residential plot and 200 Sq. Yds. developed commercial site (apart from parking space) in lieu of each acre of agriculture land offered by the land owner under Land Pooling Scheme. Accordingly, the existing provisions regarding allotment of developed residential plot and commercial site to the land owners under Land Pooling Policy shall be as under:-

<u>Residential Sectors</u>						
(GREEN / AMENITIES / SERVICES / ROADS)						
Category	Residential				Commercial (In sq.yds.)	
AGRICULTURAL LAND POOLED	Plot Area in sq.yds.				SCO (FAR 1:3.0)	SCO (FAR 1:3.0)
	500	450	300	150	200	100
1 KANAL	X	X	X	1	X	X
2 KANAL	X	X	1	X	X	X
3 KANAL	X	1	X	x	X	X
4 KANAL	1	X	X	X	X	1
5 KANAL	1	X	X	1	X	1
6 KANAL	1	X	1	X	X	1
7 KANAL	1	1	X	X	X	1
8 KANAL	2	X	X	X	1	X
SCOs (18' X 50' , 24' x 75'-0") leave corridor as per Building Rules 2021 and as amended from time to time. Basement is allowed in all cases as per Building Rules.						

(B) Land Pooling Policy For Industrial Sectors:-

Authorities will give 1600 Sq. Yds. Developed Industrial site in lieu of each acre of agriculture land offered by the land owner under Land Pooling Scheme. The breakup of industrial site to be returned to the land owner shall be as per table given below:-

Industrial							
Category	Industrial Plots						
	Plot Area in sq.yds.						
AGRICULTURAL LAND POOLED	1600	1400	1200	1000	800	600	400
2 KANAL	X	X	X	X	X	X	1
3 KANAL	X	X	X	X	X	1	X
4 KANAL	X	X	X	X	1	X	X
5 KANAL	X	X	X	1	X	X	X
6 KANAL	X	X	1	X	X	X	X
7 KANAL	X	1	X	X	X	X	X
8 KANAL	1	X	X	X	X	X	X

(C) Land Pooling Policy For Institutional Sectors:-

Authorities will give 1600 Sq. Yds. Developed Institutional site in lieu of each acre of agriculture land offered by the land owner under Land Pooling Scheme. The breakup of Institutional site to be returned to the land owner shall be as per table given below:-

Institutional				
Category	Industrial Plots			
	Plot Area in sq.yds.			
AGRICULTURAL LAND POOLED	1600	1400	1200	1000
5 KANAL	X	X	X	1
6 KANAL	X	X	1	X
7 KANAL	X	1	X	X
8 KANAL	1	X	X	X

(D) Land Pooling Policy For Commercial/Mixed Land Sectors :-

Authorities will give 800 Sq. Yds. developed commercial plots (apart from parking space) in lieu of each acre of agriculture land offered by the land owner under Land Pooling Scheme. Accordingly, the existing provisions regarding allotment of developed commercial plot to the land owners under Land Pooling Policy shall be as under:-

<u>Commercial/Mixed Land</u>			
Category	<u>Commercial</u>		
	Plot Area in sq.yds.		
AGRICULTURAL LAND POOLED	SCO (FAR 1:3.0) 300 sq.yds.	SCO (FAR 1:3.0) 200 sq.yds.	SCO (FAR 1:3.0) 100 sq.yds.
1 KANAL	X	X	1
2 KANAL	X	1	X
3 KANAL	1	X	X
4 KANAL	X	2	X
5 KANAL	1	1	X
6 KANAL	X	3	X
7 KANAL	1	2	X
8 KANAL	2	1	X
SCOs (18' X 50' , 24' x 75'-0" and 30'-0"x 90'-0") Leave corridor as per Building Rules 2021 and as amended from time to time. Basement is allowed in all cases as per Building Rules.			

(E) Land Pooling Policy For Integrated Industrial Parks:-

Authorities will give 1000 Sq. Yds. developed Industrial site, 300 Sq. Yds. developed residential plot and 100 Sq. Yds. developed commercial plot (apart from parking space) in lieu of each acre of agriculture land offered by the land owner under Land Pooling Scheme. The

breakup of Industrial site, Residential and Commercial plot to be returned to the land owner shall be as per table given below:-

Integrated Industrial										
Category	Industrial Plots							Residential Plots		Commercial Plots
AGRICULTURAL LAND POOLED	Plot Area in sq.yds.							Plot Area in sq.yds.		SCO (FAR 1:3.0) 100 sq.yds.
	1100	1000	900	700	600	500	400	300	200	100
2 KANAL	X	X	X	X	X	X	1	X	X	X
3 KANAL	X	X	X	X	1	X	X	X	X	X
4 KANAL	X	X	X	X	X	1	X	X	1	X
5 KANAL	X	X	X	1	X	X	X	X	1	X
6 KANAL	X	X	1	X	X	X	X	X	1	X
7 KANAL	1	X	X	X	X	X	X	X	1	X
8 KANAL	X	1	X	X	X	X	X	1	X	1
SCOs (18' X 50') Leave corridor as per Building Rules 2021 and as amended from time to time. Basement is allowed in all cases as per Building Rules.										

(F) Land Pooling for Low Density/ High Density, New Chandigarh:-

Land Pooling for Low Density / High Density Area shall be given as under:

Table

Breakup of Plot Sizes to be given to landowners opting for land pooling					
Size	Residential (Villa*)				Commercial SCO FAR 1:3
	1000	800	600	400	200
1 acre (8 Kanal)	1	X	X	X	1
0.875 acre (7 Kanal)	X	1	1	X	X
0.75 acre (6 Kanal)	X	X	2	X	X
0.625 acre (5 Kanal)	X	X	1	1	X
0.5 acre (4 Kanal)	X	1	X	X	X
0.375 acre (3 Kanal)	X	X	1	X	X
0.25 acre (2 Kanal)	X	X	X	1	X
"villa" means a single-family house with one kitchen only; As defined in Punjab Urban Planning and Development Building Rules, 2021 issued vide notification No. No. G.S.R. 144/P.A.11/1995/Ss.180 and 43/2021 dated 31-08-2021.					

Note:-

- (1) An acre means standard acre having 8 Kanal. Each Kanal shall be of 605 square yards in area.
- (2) The Land owner can opt for standard size of plots only as per the breakup given in the Table, above. The land owner can opt for the bigger size plot if available in the layout plan of the scheme, but its total area shall not increase.
- (3) Special LOI will be given to the land owner, if land is less than one kanal in residential, less than 2 Kanal in industrial area and less than 2 kanal in Integrated

Industrial Parks, etc. 'Special LOI' of any land owner can be clubbed only once with 'special LOI' of other land owner. 'Special LOI holder' can club his 'special LOI' with his own 'LOI' to claim a bigger plot as per availability. For the calculation of entitlement for 'special LOI' the calculation would be done proportionate to the entitlement for minimum entitlement in different land uses as illustrated below:-

a) for residential sector if a land owner has land measuring 1 Kanal 4 Marla, entitlement will be as follows:-

Residential	
For 1 Kanal (20 Marla)	LOI of 150 Sq. Yard
For 4 Marla	30 sq. yard. 'special LOI' (150/20 X 4 = 30)

b) for Industrial sector if a land owner has land measuring 2 Kanal 4 Marla, entitlement will be as follows:-

Area	Industry	Commercial
For 2 Kanal (40 Marla)	LOI of 400 Sq. Yard	NIL
For 4 Marla	40 sq. yard. 'special LOI' (400/40 X 4 = 40)	NIL

c) for institutional sector, If a land owner has land measuring 5 Kanal 4 Marla, his entitlement will be as follows:-

Institutional	
For 5 Kanal (100 Marla)	LOI of 1000 Sq. Yard
For 4 Marla	40 sq. yard. 'special LOI' (1000/100 X 4 = 40 Sq. yds.)

d) for Integrated Industrial Parks if a land owner has land measuring 2 Kanal 4 Marla, entitlement will be as follows:-

Area	Industry	Residential	Commercial
For 2 Kanal (40 Marla)	LOI of 400 Sq. Yard	NIL	NIL
For 4 Marla	40 sq. yard. 'special LOI' (400/40 X 4 = 40)	NIL	NIL

e) for commercial/mixed land sector area, If a land owner has land measuring 1 Kanal 4 Marla, his entitlement will be as follows:-

Commercial	
For 1 Kanal (20 Marla)	SCO of 100 Sq. Yard
For 4 Marla	20 sq. yard. 'special LOI' (100/20 X 4 = 20 Sq. yds.)

f) for Low/High Density sector area, if a land owner has land measuring 2 Kanal 4 Marla, entitlement will be as follows:-

Residential (villa)		Commercial
For 2 Kanal (40 Marla)	LOI of 400 Sq. Yard	NIL
For 4 Marla	40 sq. yard. 'special LOI' (400/40 X 4 = 40)	NIL

- (4) The Landowners have an option either to get commercial or complete residential land in lieu of the land acquired by the Department and in the event of opting for the Residential land then the double residential area will be allotted in lieu of the entitlement of the Commercial Area.
- (5) A person can get the cash compensation after a period of three years from the launch of scheme at 'original scheme rate' by surrendering his 'Special LOI'.
- (6) The compensation for structures, fruit bearing and Non fruit bearing trees falling in the land to be acquired under Land Pooling Policy shall be given as per provisions of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 on the basis of assessment made by Technical Departments of the State Government.
- (7) The land owner shall not be permitted to subdivide the allotted plots into smaller plots.
- (8) Other aspects relating to construction of the building, F.A.R., parking and other norms shall be governed by the Punjab Urban Planning and Development Authority (Building) Rules, 2021, as amended from time to time.
- (9) Land Pooling plots shall be allotted/ given in the same scheme from where land is taken, if possible.

(G) Sahuliyat certificate:-

In respect of the acquired land of Land owner under the Land Pooling Policy, Sahuliyat Certificate shall be issued by the concerned Land Acquisition Collector, to the said land owner. The validity of Sahuliyat Certificate shall be counted 2 years from the date of allotment of developed plot/site.

(H) Preferential Location Charges (Not in case of commercial plots):-

Upto 50% Preferential Location Plots available in the Layout Plan of the scheme shall be included in the draw of lots to be held for allotment to land pooling beneficiaries. No preferential location charges shall be charged from the original land owners towards allotment of such plots. However, subsequent transferees of LOI/Allotment Letters shall be liable to pay PLC Charges.

(I) Subsistence Allowance:-

The land owners shall be given subsistence allowance @ Rs. 30,000/- per acre per annum from the date of taking possession of the land by the Authority up to a maximum period of 3 years or till the possession of developed share of land is handed over to him/her, whichever is earlier.

(II) Land Pooling Policy for Bigger Land Holders:-

Punjab Government in the Department of Housing and Urban Development Department is intending to establish new Urban Estates for which land will be acquired for various purposes. With the aim of making the land acquisitions more effective, making land owners a part of development and increasing interest in land pooling, land pooling policies are being formulated for various purposes. Land owners have bigger land holdings have also expressed their desire to

take advantage of these land pooling schemes and to be a part of the development of the State. To implement the master plan more effectively and to attract Land owners having bigger land holdings, the land pooling policy is issued as under:-

Breakup of land to be given to landowners opting for land pooling		
Sr. No.	Area/Agricultural Land pooled	Area and Usage
1	9 acre	3.00 Acres for Group Housing For Group Housing basic FAR will be 1:2.5. FAR Above 1:2.5 shall be further purchasable in accordance with building byelaws and as prevailing policy. For other Aspects Building Rules 2021 as amended from time to time shall be applicable.
2	50 acre	30.00 Acres for plotted development
The above usages shall be scalable to equivalent areas i.e. further 9 / 50 acres.		

Usage of area returned to Land owner (For Plotted Development for above Sr. No. 2):-

Sr. No.	Usage	Percentage of Area to be used
1	Internal Roads Minimum Road Width 12 Mts.	20% Approx
2	Green	10% (Minimum)
3	SCO/Commercial	5% (Maximum)
4	Plotted Housing including Group Housing (Group Housing Shall be 20% maximum and shall be part of 65%). For Group Housing basic FAR will be 1:2.5. FAR Above 1:2.5 shall be further purchasable in accordance with building byelaws and as per prevailing policy.	65% (Maximum)

Terms and Conditions for the usage of land for plotted development for 50 acres sites:-

1. The above land will be utilized as per the Master Plan of the concerned area. It will be necessary to check the feasibility and sitting guidelines of the land to be acquired.
2. Sector continuity will be taken into account by the land owner while planning sites and services.
3. If possible, the developed chunk will be given to the landowner at the location where his land holding is greater.
4. The necessary services for the land owner's area i.e. STP, road access to the site, public health services outside the site etc. will be provided by the Authority concerned and in return for which Rs. 1.00 Crore per acre or prevailing EDC, whichever is higher, will be charged from the landowner for the GMADA area and for other Special Development Authorities the land owner shall pay the double amount of the prevailing EDC.
5. Although the construction of zonal roads adjacent to the area returned to the land owner will be carried out by the Authority, the cost of land acquisition and construction of these roads will be recovered from the land owner on a pro rata basis of [60 (land owner) : 40 (Authority)] based on the area.

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6. To avoid excessive burden on operational services to be provided by the Authority, landowners will be prohibited from developing Residential Plots below 150 Sq.Yds.on their land.

Chandigarh
The 4th June, 2025

VIKAS GARG
Principal Secretary, Government of Punjab
Department of Housing and Urban development

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